

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

FINAL

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

**June 18, 2002
Tuesday, 11:00 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Vacant – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Vacant – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Vacant – District 10
Ralph Mehringer – District Mayor	
Chairman	

1. **Work Session presentation by staff to discuss the appointment of a UDC Technical Advisory Committee Member, Briefing on the Proposed Corridor Overlay Districts Enabling Ordinance and zoning case recommendations for June 18, 2002, at 11:00 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of May 21, 2002 and June 4, 2002 minutes.
7. Resolution of canceling the July 2, 2002 meeting and change time on August 20, 2002 meeting to 12:00 pm.
8. Consideration of the Event/Traffic Overlay Enabling Ordinance.
9. Z2001223-2A City of San Antonio, 815, 825, 835, 837, 841, 875 East Ashby Place. *(City Council 1)*
10. Z2001223-2B City of San Antonio, 1366 East Elmira Street and 102 West Grayson Street. *(City Council 1)*
11. Z2001223-6A City of San Antonio, 8514 Mission Road. *(City Council 3)*
12. Z2002076 A City of San Antonio, South on IH 10 east, east of Loop 410. *(City Council 2)*

13. Z2002076 E City of San Antonio, Southeast corner of IH 10 East and Loop 1604.
(*City Council 2*)
14. Z2002090 C Trend Land Development, Inc., 2379 N. E. Loop 410. (*City Council 10*)
15. Z2002082 George Gervin Academy, 6962, 6966 & 6918 Sunbelt Drive S.
(*City Council 2 & 10*)
16. Z2002083 Frank Stanush, East Houston Street at South W. W. White Road.
(*City Council 2*)
17. Z2002097 Jerry Arredondo, N. W. Loop 1604 and Addersly Drive.
(*City Council 8*)
18. Z2002099 Rockwald Joint Venture I, Bandera Road. (*City Council 7*)
19. Z2002101 Ignacio Mendoza, 116 S. Ritcher Street. (*City Council 5*)
20. Z2002102 The Francis Law Firm, P. C., 6515 Ingram Road. (*City Council 7*)
21. Z2002103 City of San Antonio, 1911 Nogalitos Street. (*City Council 5*)
22. Z2002104 Earl & Brown, P. C., 11015 Perrin Beitel. (*City Council 10*)
23. Z2002105 Robert De La Rosa, 10581 Potranco Road. (*City Council 6*)
24. Z2002106 Kinder Partnership Ltd., 1914 Stedwick Drive. (*City Council 6*)
25. Z2002107 Jerry Arredondo, South on Potranco Road, east of Dugas Drive.
(*City Council 4*)
26. Z2002108 Jerry Arredondo, 211, 219 & 215 Moberly and 1418 & 1424 West
Summit Avenue. (*City Council 1*)
27. Z2002109 John Wells, 6481 Babcock Road. (*City Council 8*)
28. Executive Session: consultation on Attorney-client matters (real estate,
litigation, personnel and security matters) as well as any of the above
agenda items may be discussed.
 - A. Discuss inclusion of the Incarnate Word Property in the River
Improvement Overlay.
29. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2001223-2A

Date: June 18, 2002 Continuanance from May 7 and 21, 2002

Council: 1

Ferguson: 583 B7

Case Manager: Richard Ramirez 207-5018, John Jacks 207-7206

Applicant:

City of San Antonio

Owner:

Borden Park LP

Zoning Request: To designate those properties along the San Antonio River as River Overlay

Property: LOT 11, 12, 12A, 12B, 12C, 13, 14, NCB 3053

815, 825, 835, 837, 841, 875 East Ashby Place

Proposal: The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

Neighborhood: None

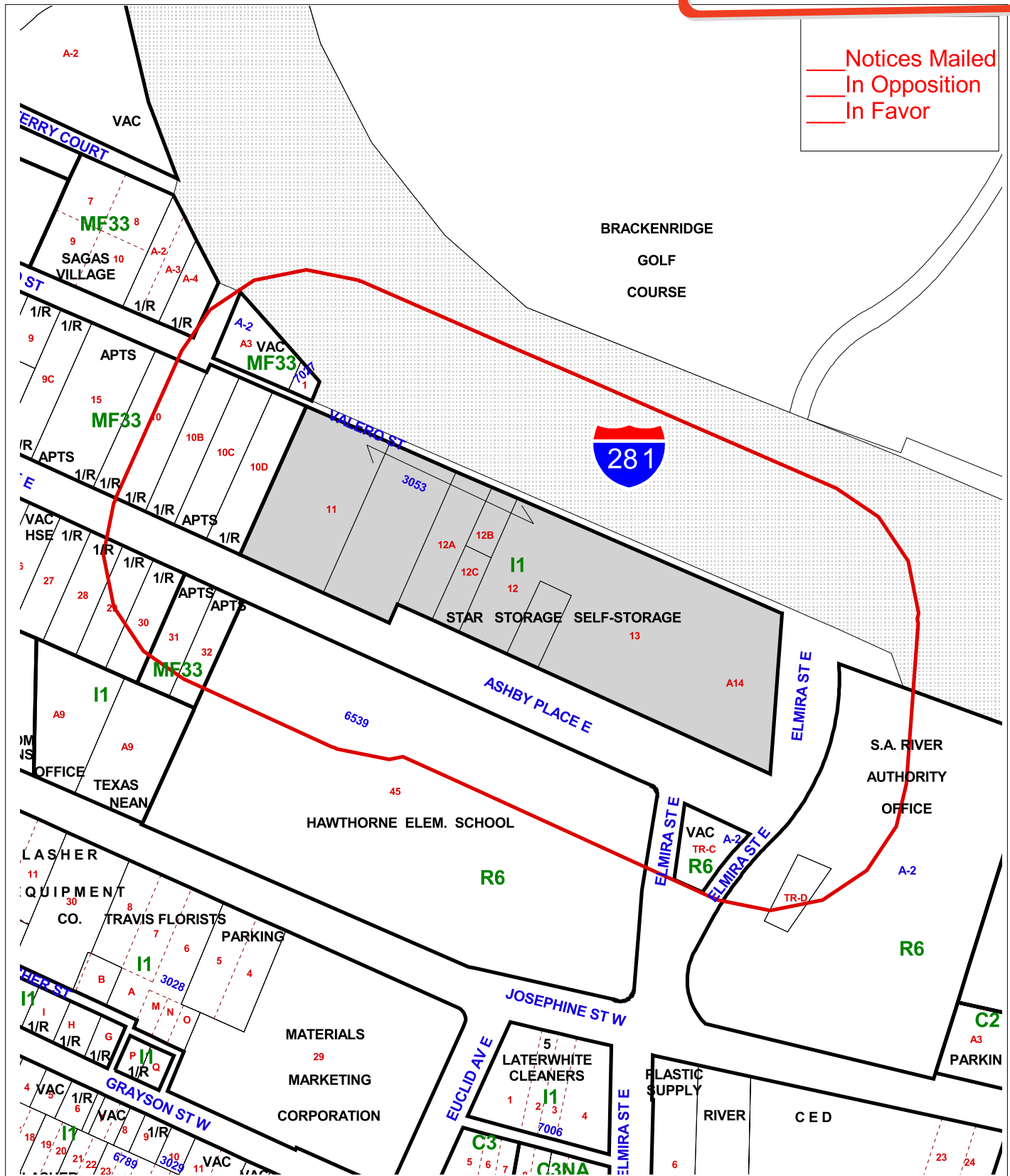
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

FINAL

___ Notices Mailed
___ In Opposition
___ In Favor



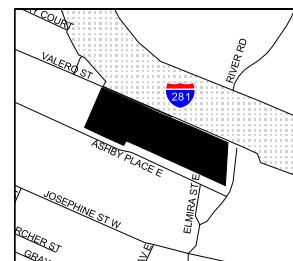
ZONING CASE: Z2001-223-2A

City Council District NO. 1
Requested Zoning Change
From: "I-1" To: RIO 2
Date: JUNE 18, 2002
Scale: 1" = 200"

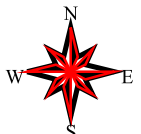
Subject Property

200' Notification

C:\RUSH_MAPS



T-17



CASE NO: Z2001223-2B

Date: June 18, 2002 Continuanace from May 7and 21, 2002

Council: 1

Ferguson: 583 B7

Case Manager: Richard Ramirez 207-5018, John Jacks 207-7206

Applicant: City of San Antonio **Owner:** Schepps - Foremost Inc.

Zoning Request: To designate those properties along the San Antonio River as River Overlay

Property: Lots 5 through 9, 14 through 19, and P-100, Block 3, NCB 6791; and, Lot 2, Block 1, NCB 7008
1366 East Elmira Street and 102 West Grayson Street

Proposal: The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

Neighborhood: Tobin Hill Neighborhood Association - Tobin Hill Residents Association

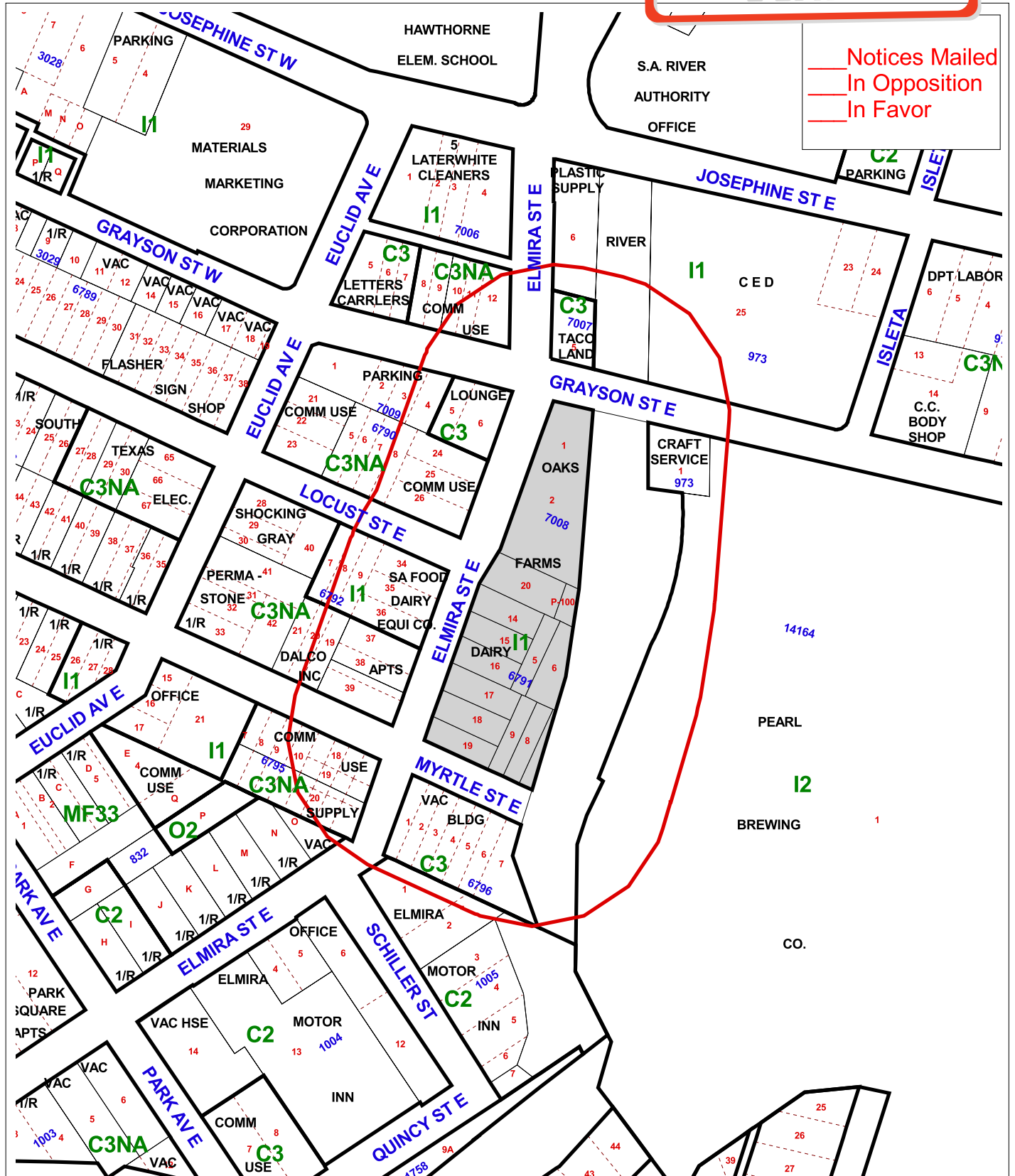
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

FINAL

____ Notices Mailed
 ____ In Opposition
 ____ In Favor



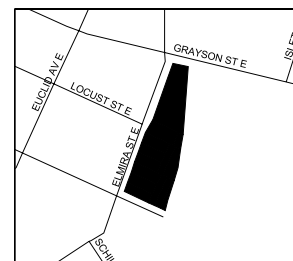
ZONING CASE: Z2001-223-2B

City Council District NO. 1
Requested Zoning Change
From: "I-1" To: RIO 2
Date: JUNE 18, 2002
Scale: 1" = 200"

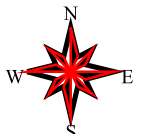
 Subject Property

200' Notification

C:\RUSH MAPS



T-17



CASE NO: Z2001223-6A

Date: June 18, 2002 Continuanance from June 4, 2002

Council: 3

Ferguson: 683

Case Manager: Richard Ramirez 207-5018, John Jacks 207-7206

Applicant:

City of San Antonio

Owner:

Harlandale Housing Corp.

Zoning Request: To designate those properties along the San Antonio River as River Overlay Districts, as per exhibit map.

Property: Tract 12, NCB 11175

8514 Mission Road

Property is located near the intersection of 99th Street and Mission Road

Proposal: The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

Neighborhood: None

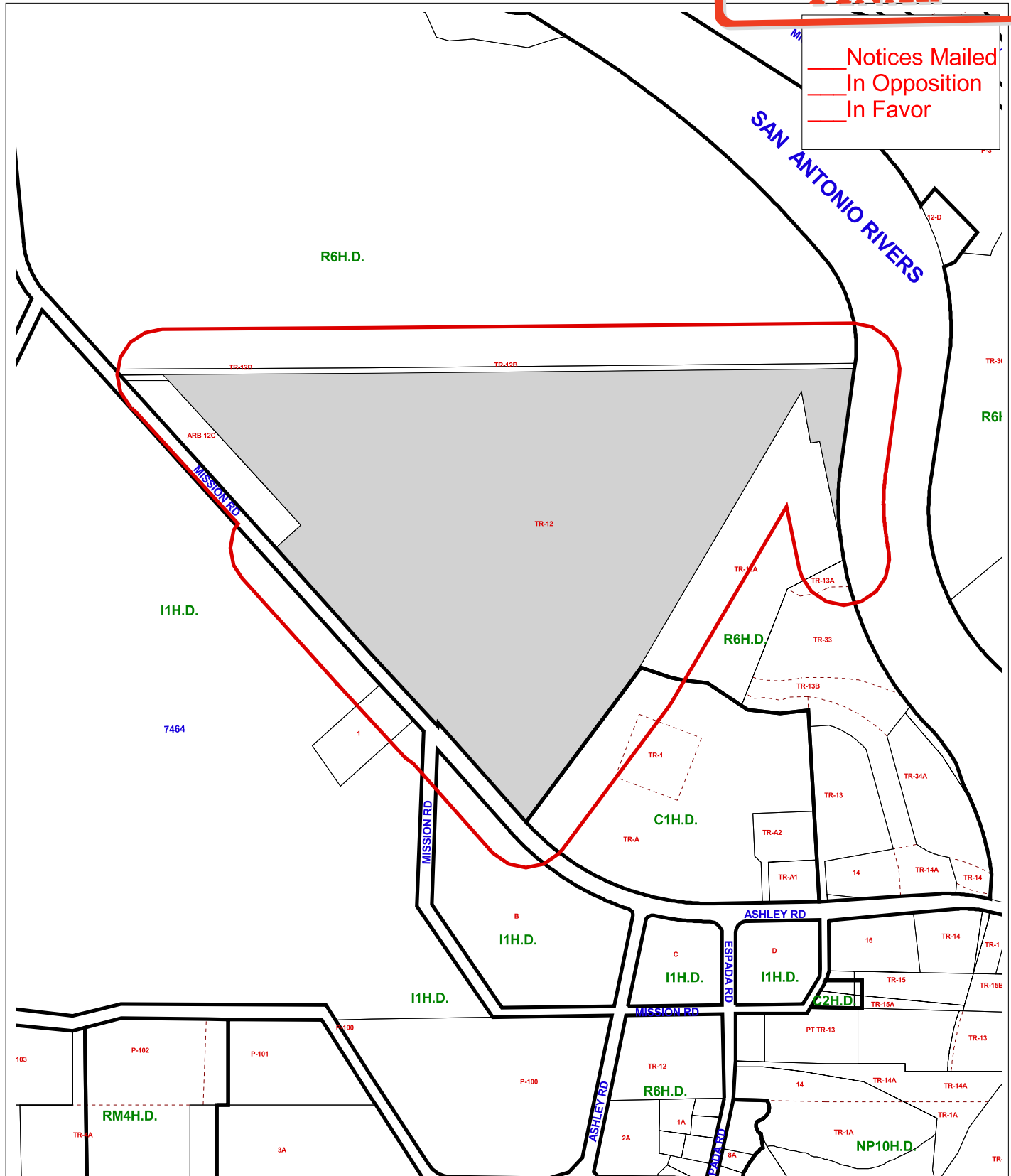
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

FINAL

Notices Mailed
In Opposition
In Favor

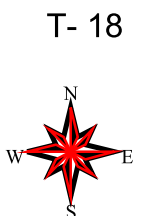
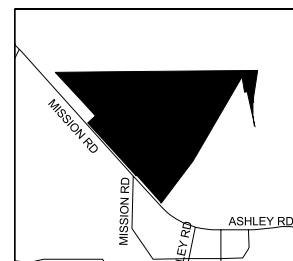


ZONING CASE: Z2001-223-6A

City Council District NO. 3
Requested Zoning Change
To: "RIO 6"
Date: JUNE 18, 2002
Scale: 1" = 600"



C:\RUSH_MAPS



T- 18

CASE NO: Z2002076 A

Date: June 18, 2002 Continuanace from May 21, 2002
Council: 2
Ferguson: 619 C 3
Case Manager: David Arciniega 207-5876
Applicant: City of San Antonio
Owner: Theissen Family LTD Partnership, Rosillo Creek Inc.

Zoning Request: From "I-1" General Industrial District to "C-2" Commercial District Lot 6 save and except the northwest 100 feet, Block 1, NCB 17322 and P-32. NCB 17322. P-34, P-32D, P-32B, save and except the northwest 100 feet, NCB 17322. P-33, NCB 17992. P-32A, save and except the northwest 100 feet, NCB 17992. P-32C, P-34, P-34B, P-34C, P-63, save and except the northwest 100 feet, NCB 17993. From "I-1" General Industrial District to "R-6" Residential Single Family District, P-38, P-38B and P-36B, NCB 12867.

Property: IH 10 East Corridor
South on IH 10 East, east of Loop 410
Proposal: Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

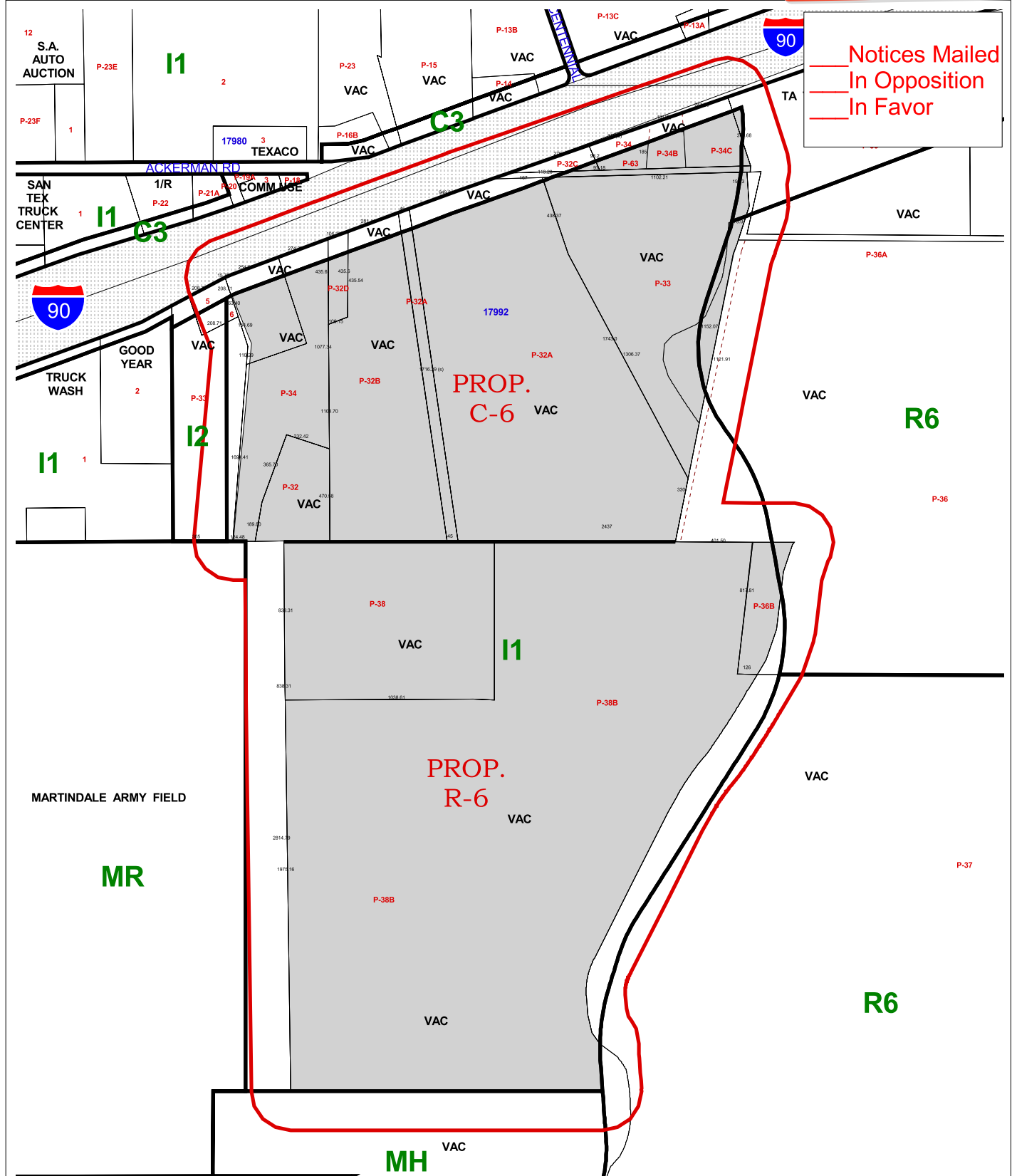
Neighborhood: None

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is currently vacant and zoned "I-1" and is located south along the IH 10 East corridor, outside of Loop 410, east of Martindale Air Field. The IH 10 East Corridor Perimeter Plan recommends "Residential" and "Community Commercial" for this area. "R-6" and "C-2" zoning will provide a downzoning from the "I-1" zoning.

FINAL



Notices Mailed
In Opposition
In Favor

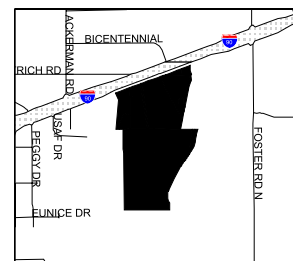
ZONING CASE: Z2002-076-A

City Council District NO. 2
Requested Zoning Change
From: "I-1" To: "R-6,C-6"
Date: MAY 21, 2001
Scale: 1" = 700"

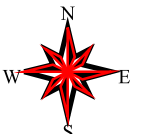
Subject Property

200' Notification

J:MAY_21_2002



T-11,12



CASE NO: Z2002076 E

Date: June 18, 2002 Continuanace from May 21, 2002

Council: 2

Ferguson: 619 C 3

Case Manager: David Arciniega 207-5876

Applicant:

City of San Antonio

Owner:

Sunbelt Lufkin Properties

Zoning Request: From "I-1" General Industrial District to "C-3" Commercial District.

Property:

P-2 and P-5, NCB 16568

IH 10 East Corridor

SE corner of IH10 East and Loop 1604

Proposal:

Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

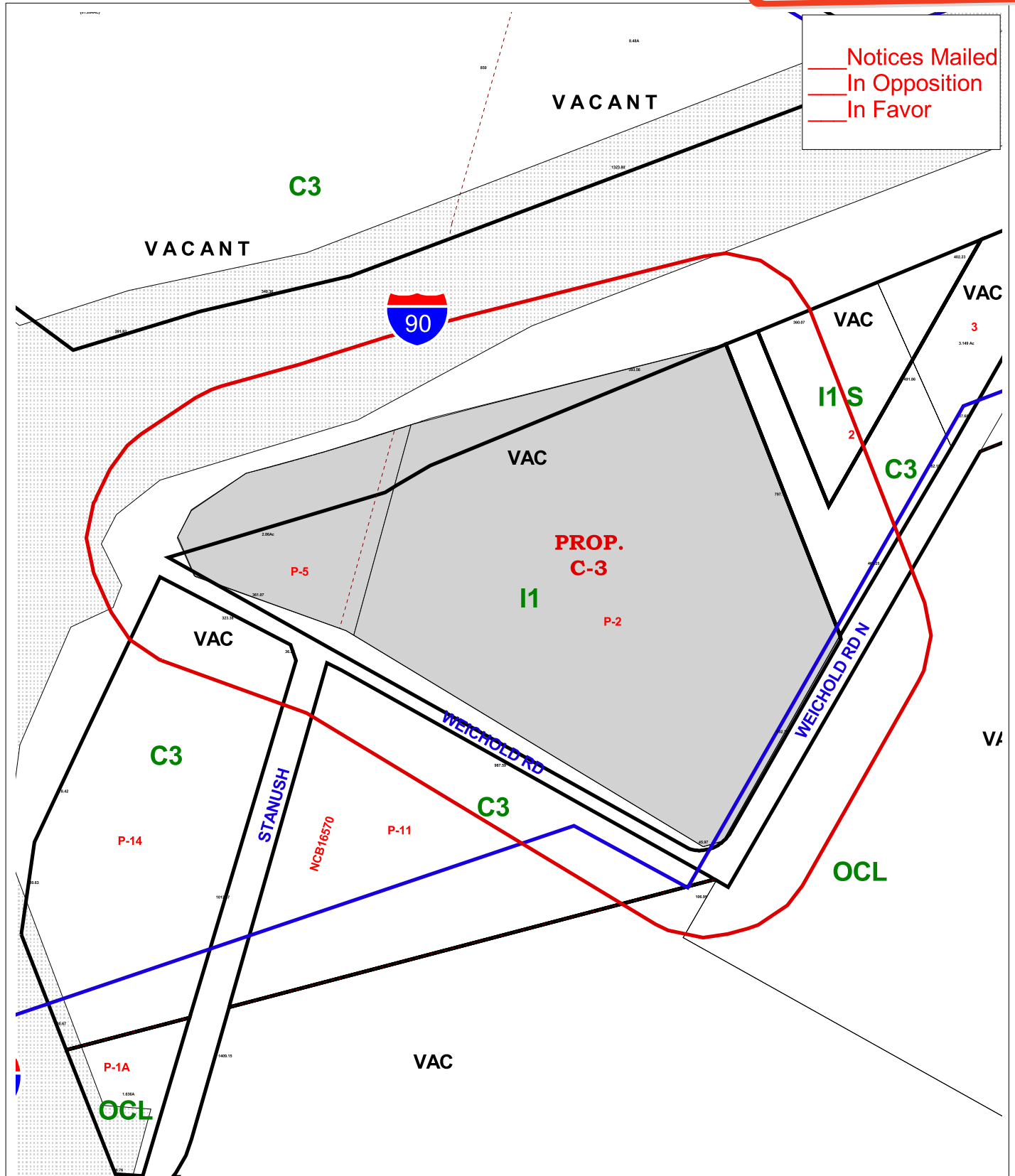
Neighborhood None

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval The subject property is currently vacant and zoned "I-1" and is located on the south of IH 10 East corridor east of Loop 1604. The IH 10 East Corridor Perimeter Plan recommends "Regional Commercial" for this area. "C-3" zoning will provide a downzoning from the "I-1" zoning.

FINAL

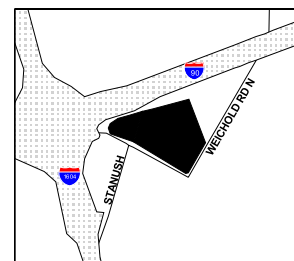


ZONING CASE: Z2002-076-E

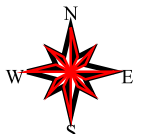
City Council District NO. 2
Requested Zoning Change
From: "I-1" To: "C-3"
Date: MAY 21, 2001
Scale: 1" = 350"

Subject Property
200' Notification
CITY LIMITS LINE

J:\MAY_21_2002



T-3,4



CASE NO: Z2002090 C

Date: June 18, 2002 Continuanace from May 21, 2002

Council: 10

Ferguson: 552 B 7

Case Manager: David Arciniega 207-5876

Applicant:

Trend Land Development, Inc., Cathie E.
Buxie

Owner:

Trend Land Development, Inc.

Zoning Request: From "C-2" Commercial District and "C-3" Commercial District to "C-2 C" Commercial District with a Conditional Use for long term parking of Recreational Vehicles.

Property: North 537.8' of Lot 5, NCB 13868
2379 N.E. Loop 410

Proposal: To obtain a condition use permit for long term parking of Recreational Vehicles, i.e. campers, boats and motorized recreational vehicles.

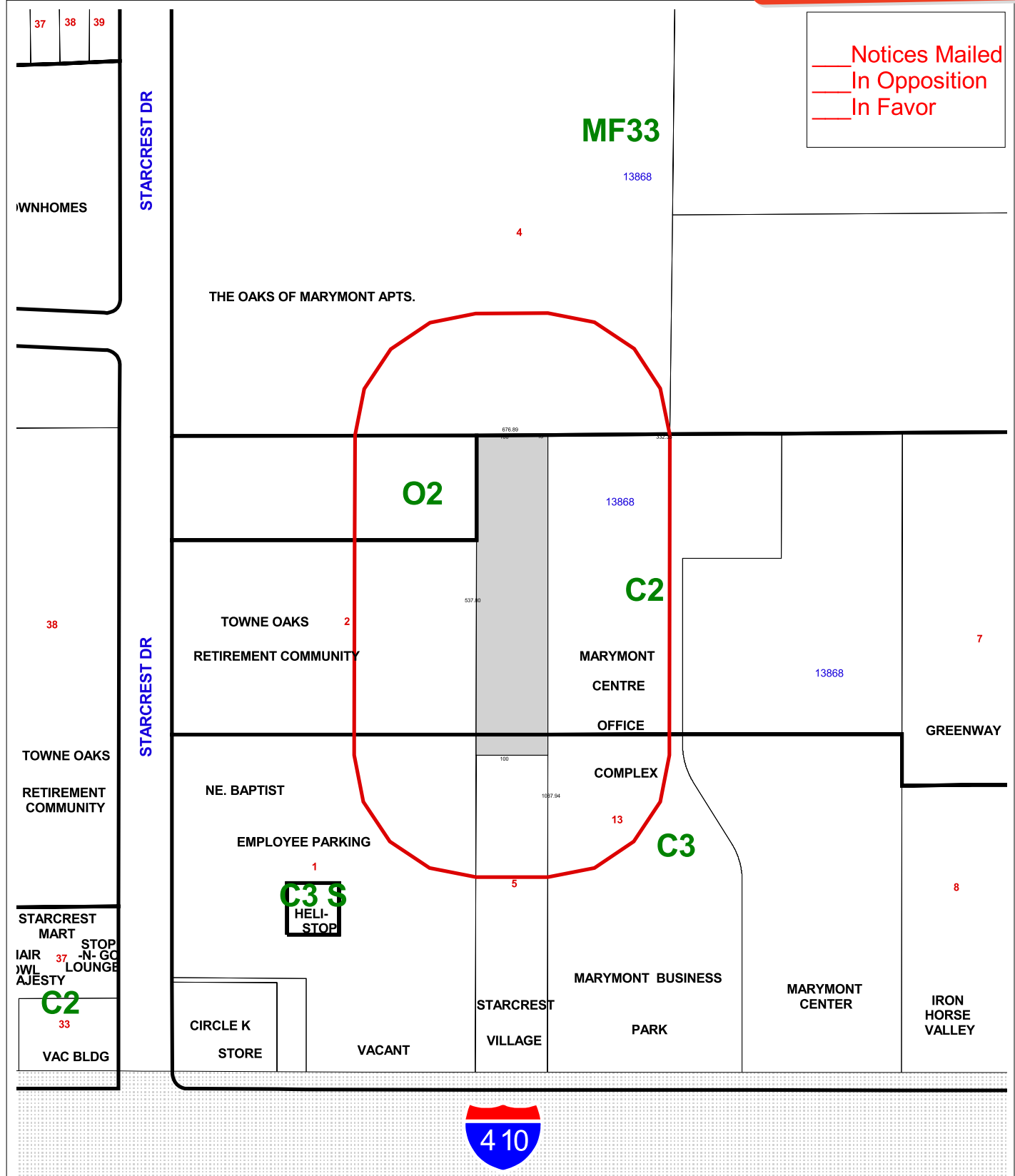
Neighborhood: None

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is currently vacant and is zoned "C-2" Commercial District. "MF" zoning lies north of the subject property and developed properties west, east and south are zoned for commercial uses. The "C-2 C" request is compatible at this location. Staff recommends the following conditions: Lighting shall be directional so as to not offend the nearby residences to the north and a solid screen fence along the north property line.

FINAL



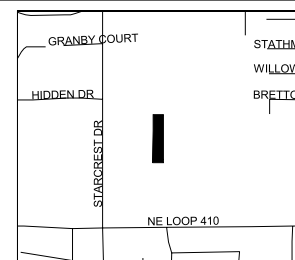
ZONING CASE: Z2002-090

City Council District NO. 10
Requested Zoning Change
From: "C-2" To: "C-2C"
Date: MAY 21, 2001
Scale: 1" = 250"

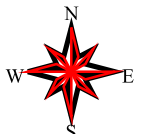
Subject Property

200' Notification

J:\MAY_21_Z2002_085b



T- 10



CASE NO: Z2002082

Date: June 18, 2002 Continuanance from May 21, 2002

Council: 2, 10

Ferguson: 584 A3, B3

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

George Gervin Academy, Barbara
Hawkins

Owner:

George Gervin Academy

Zoning Request: From "C-3 R" Commercial Restrictive Alcoholic Sales District to "MF-33" Multi-Family District on Lot 1, Block 2, NCB 16889; From "I-1" General Industrial District to "MF-33" Multi-Family District on Lot 3, Block 3, NCB 16890; From "I-1" General Industrial District to "C-3 R" Commercial Restrictive Alcoholic Sales District on the Southwest Irregular 309.25 feet of Lot 1, Block 3, NCB 16890

Property: Lot 1, Block 2, NCB 16889; Lot 3, Block 3, NCB 16890; the SW Irregular 309.25 feet of Lot 1, Block 3, NCB 16890

6962, 6966 & 6918 Sunbelt Dr. S

Proposal: Area to be used as a Charter School, dormitories for the Charter School and the development of a 54 unit multi-family complex.

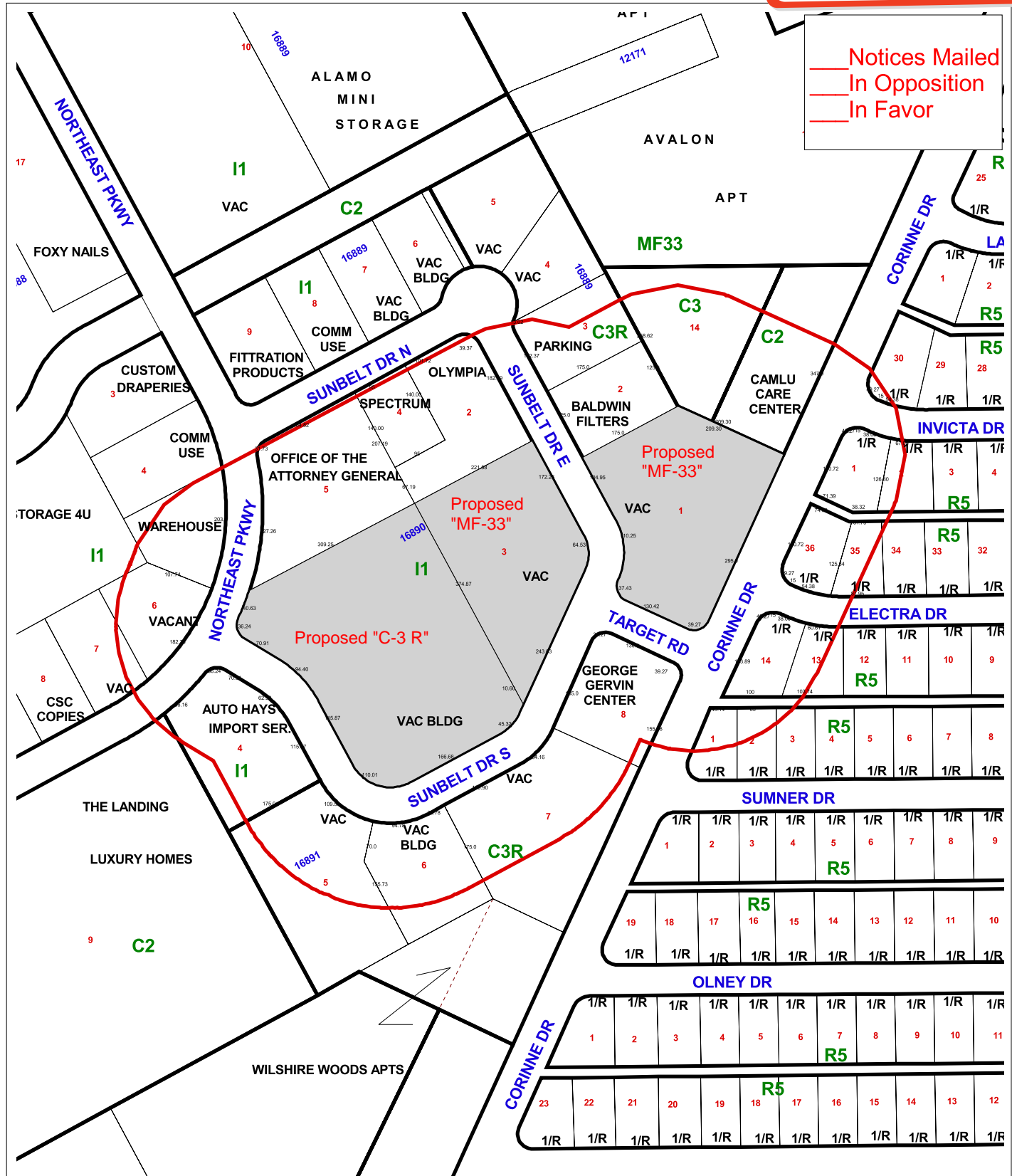
Neighborhood: Wilshire Neighborhood Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. The property is within the 65 DNL noise contours, which are considered significant noise levels by the Federal Aviation Administration. The residential development and school do not meet the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150. Staff does not support the placement of residential development and a school in an industrial park.

FINAL



ZONING CASE: Z2002-082

City Council District NO. 2,10

Requested Zoning Change

From: "C-3R,I-1" To: "MF-33,C-3R"

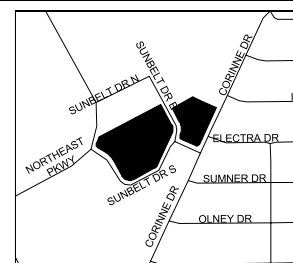
Date June 18, 2002

Scale: 1" = 250'

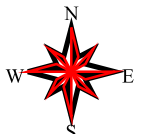
Subject Property

200' Notification

J:\may_21_Z2002_085b



T-17



CASE NO: Z2002083

Date: June 18, 2002 Continuanance from May 21, 2002

Council: 2

Ferguson: 618 E5

Case Manager: Fred Kaiser 207-7942

Applicant:

Frank A. Stanush dba Standage
Partnership

Owner:

Standage Partnership

Zoning Request: From "R-5" Single- Family Residential District to "C-3 S" Commercial District with Specific Use Authorization for a mini-warehouse over 2.5 acres.

Property: Lots 1B through 7B, NCB 10614

East Houston Street at South WW White Road

Proposal: Mini-Storage

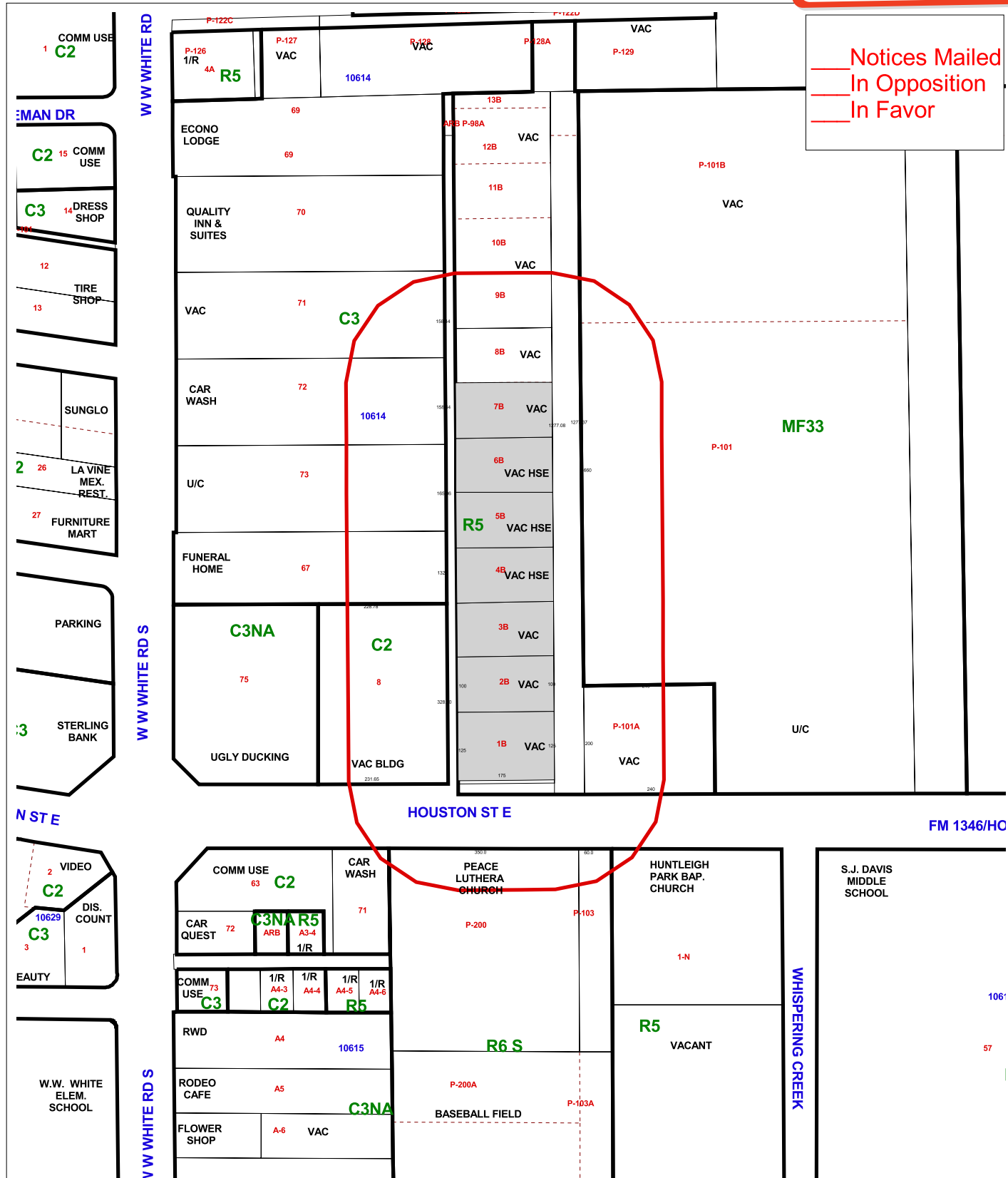
Neighborhood: Huntleigh Park Residents Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. There is adequate existing commercial zoning at WW White Road and Houston Street. The subject property has been used for single-family homes in the past and this use/zoning is compatible with the residential development to the east.

FINAL



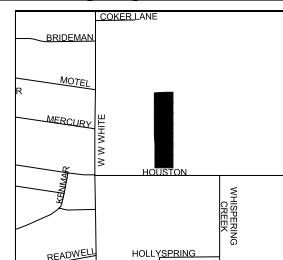
ZONING CASE: **Z2002-083**

City Council District NO. 2
Requested Zoning Change
From: "R-5" To: "C-3 SUP"
Date: MAY 21, 2001
Scale: 1" = 250'

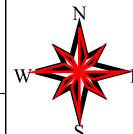
 Subject Property

 200' Notification

J:\MAY_21_Z2002_085b



T- 18



CASE NO: Z2002097

Date: June 18, 2002

Council: 8

Ferguson: 546 F4

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

Jerry Arredondo

Owner:

Unicor, Inc., Carl Gamboa, President

Zoning Request: From "R-6" Residential Single-Family District to "C-3" Commercial District.

Property: Parcel 7, NCB 15664

NW Loop 1604 and Addersly Dr.

Proposal: To Develop the Property as Business/Retail and Automotive Sales

Neighborhood: Braun's Farm Neighborhood Association

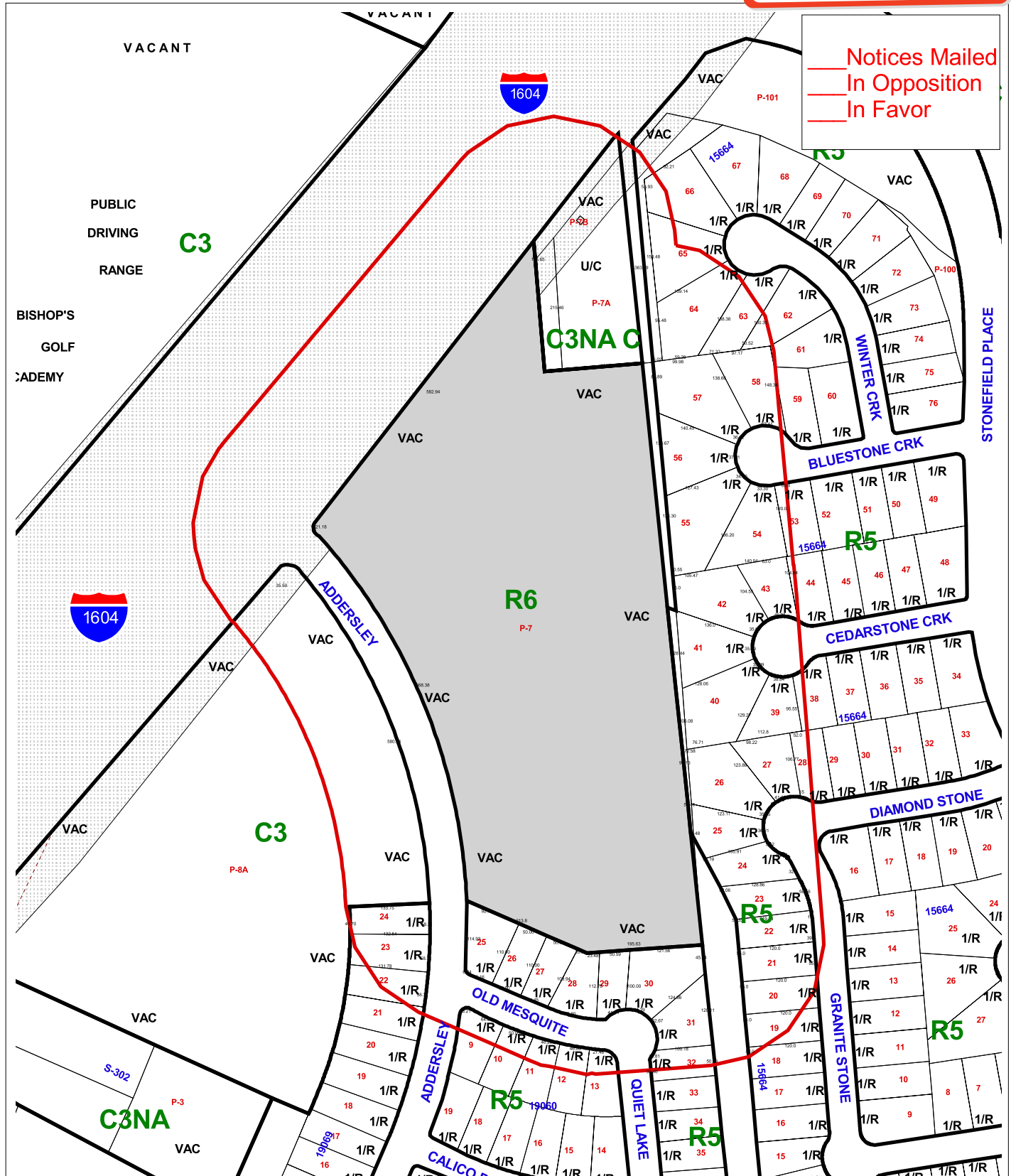
Traffic Impact: A Level 1 Traffic Impact Analysis has been completed.

Staff Recommendation:

Denial. Northwest Community Plan recommends Single Family Residential Land Use at this location (reference Land Use Map, page 3). The requested zoning is encouraged at the intersection of freeways and major thoroughfares. "C-3" zoning is incompatible with the existing residential zonings directly adjacent to the subject property.

FINAL

____ Notices Mailed
 ____ In Opposition
 ____ In Favor



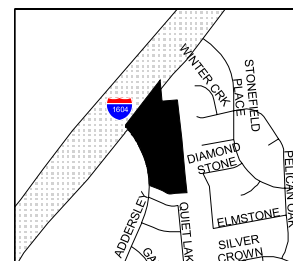
ZONING CASE: Z2002-097

City Council District NO. 8
Requested Zoning Change
From: "R-6" To: "C-3"
Date: June 18, 2002
Scale: 1" = 250'

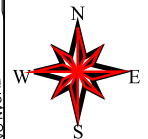
 Subject Property

 200' Notification

C:\JUNE_4_2002



T- 16



CASE NO: Z2002099

Date: June 18, 2002

Council: 7

Ferguson: 547 E7

Case Manager: Fred Kaiser 207-7942

Applicant:

Rockwald Joint Venture I

Owner:

Rockwald Joint Venture I

Zoning Request: From "MF-33" Multi-Family District to "C-3" Commercial District.

Property: A 15.689 acre tract out of NCB 17975

Bandera Rd.

Northwest corner of Bandera Road and Mainland Road

Proposal: To develop the property as a Wal-Mart Supercenter Store along with the property to the southwest fronting Bandera Road and currently zoned "C-3".

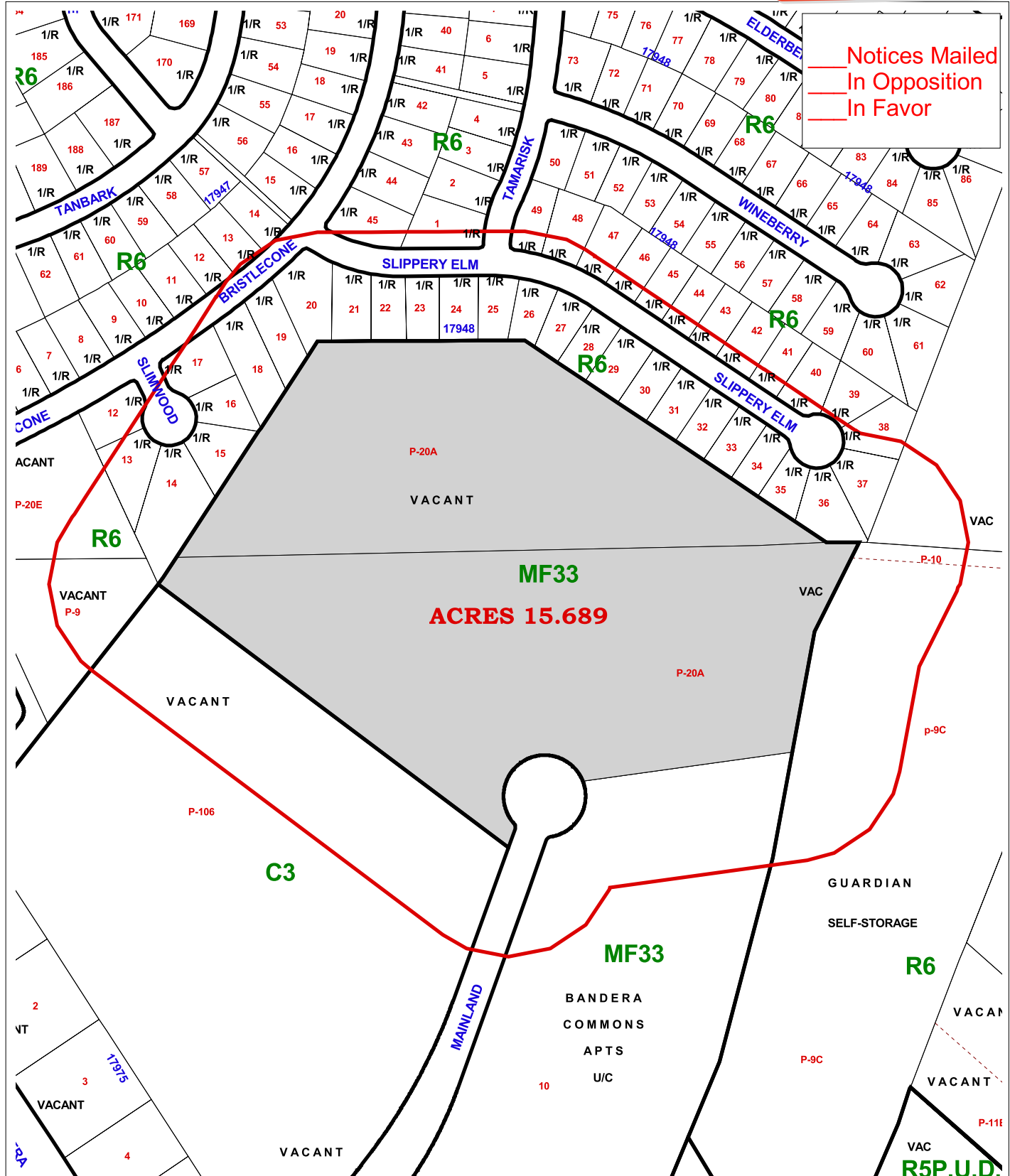
Neighborhood: None

Traffic Impact: A Level Two Traffic Impact Analysis has been provided.

Staff Recommendation:

Denial as requested and Approval of "C-2 C" Commercial District with Conditional approval of a Department store with Automobile Service. The subject property is adjacent to and will be used with the land to the southwest (presently zoned "C-3") for a Wal-Mart Super Store. The existing single-family development to the north of the site backs to the proposed development. For this site to be utilized as previously described, the following conditions must be met:(a.) A 30 foot set-back will be maintained adjacent to all residential and multi-family areas. (b.) A 15 foot type "C" buffer located within the 30 foot set-back will be provided adjacent to all residential and multi-family areas.(c.) A 6 foot solid screen fence will be provided adjacent to all residential and multi-family areas.(d.) Lighting facilities shall be so arranged that they will not unreasonably disturb occupants of adjacent residential and multi-family property.(e.) The hours of operation of the loading docks shall not exceed 7:00a.m. to 7:00p.m.

FINAL



CASE NO: Z2002101

Date: June 18, 2002

Council: 5

Ferguson: 616 C5

Case Manager: David Arciniega 207-5876

Applicant:

Ignacio Mendoza

Owner:

Ignacio Mendoza

Zoning Request: From "C-2" Commercial District to "C-3" Commercial District.

Property: Lots 11 & 12, Block 1, NCB 2306

116 S. Richter St

Proposal: To obtain a new certificate of occupancy and continue operating auto repair

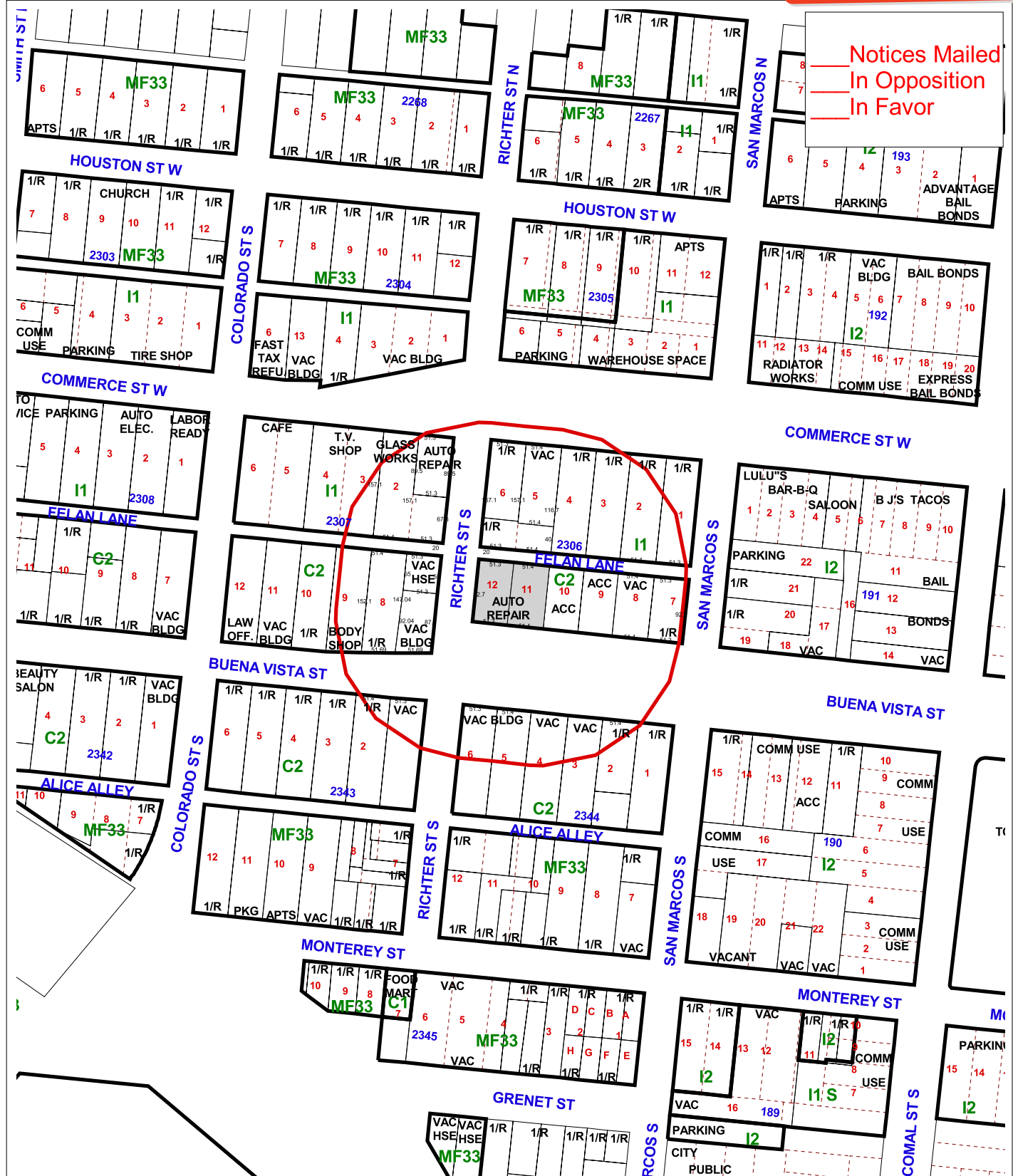
Neighborhood: None

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. The Downtown Neighborhood Plan designates this area for Residential Use. The property is an existing auto repair business that is currently zoned "C-2" and is located on the corner of Richter Street and Buena Vista Street, which is a primary arterial on the Major Thoroughfare Plan.

FINAL



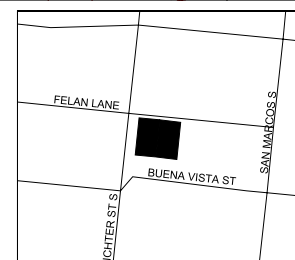
ZONING CASE: Z2002-101

City Council District NO. 5
 Requested Zoning Change
 From: "C-2" To: "C-3"
 Date: JUNE 18, 2002
 Scale: 1" = 200"

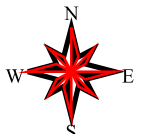
Subject Property

200' Notification

c:\JUNE_18_2002



T-20



CASE NO: Z2002102

Date: June 18, 2002

Council: 7

Ferguson: 580 B7

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

The Francis Law Firm, P.C.

Owner:

B & M Real Estate, Ltd.

Zoning Request: From "C-2" Commercial District to "C-3" Commercial District.

Property: 0.733 acres out of Lots 12 and 10, Block 18, NCB 15046
6515 Ingram Rd.

Proposal: The purpose of the request for zoning change is to use the site as an automotive care center.

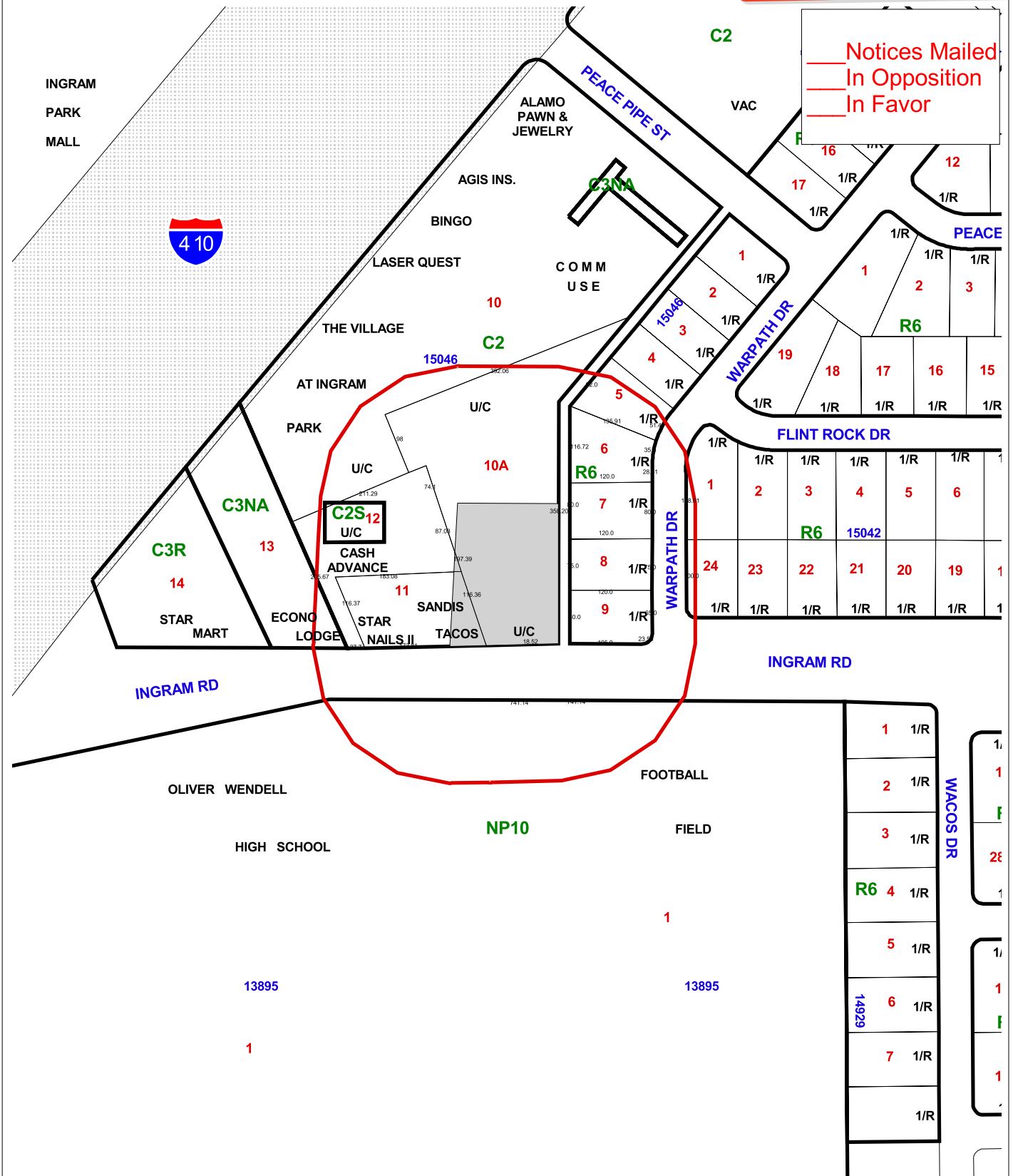
Neighborhood: Thunderbird Hills Neighborhood Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. "C-3" uses are not compatible with the adjacent residential uses. "C-3" zoning does not provide for an acceptable transition from the commercial node at the intersection of Ingram Road and Loop 410 and the residential areas to the east.

FINAL



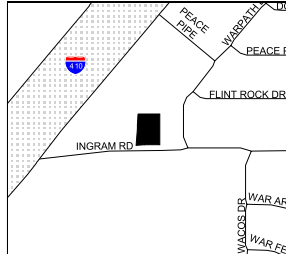
ZONING CASE: **Z2002-102**

City Council District NO. 7
Requested Zoning Change
From: "C-2" To: "C-3"
Date: JUNE 18, 2002
Scale: 1" = 200"

 Subject Property

200' Notification

C:\JUNE 18 2002



T-20



CASE NO: Z2002103

Date: June 18, 2002

Council: 5

Ferguson: 650 B-1

Case Manager: Fred Kaiser 207-7942

Applicant:

City of San Antonio - Ann B. McGlone -
Historic Preservation Officer

Owner

Haroun Haifa

Zoning Request: To Designate Historic Significance

Property: Lots 43, 44 and 45, Block 24, NCB 3507
1911 Nogalitos St.
The northwest corner of Barrett Place and Nogalitos Street

Proposal: Finding of Historic Significance

Neighborhood: Palm Heights Neighborhood Association

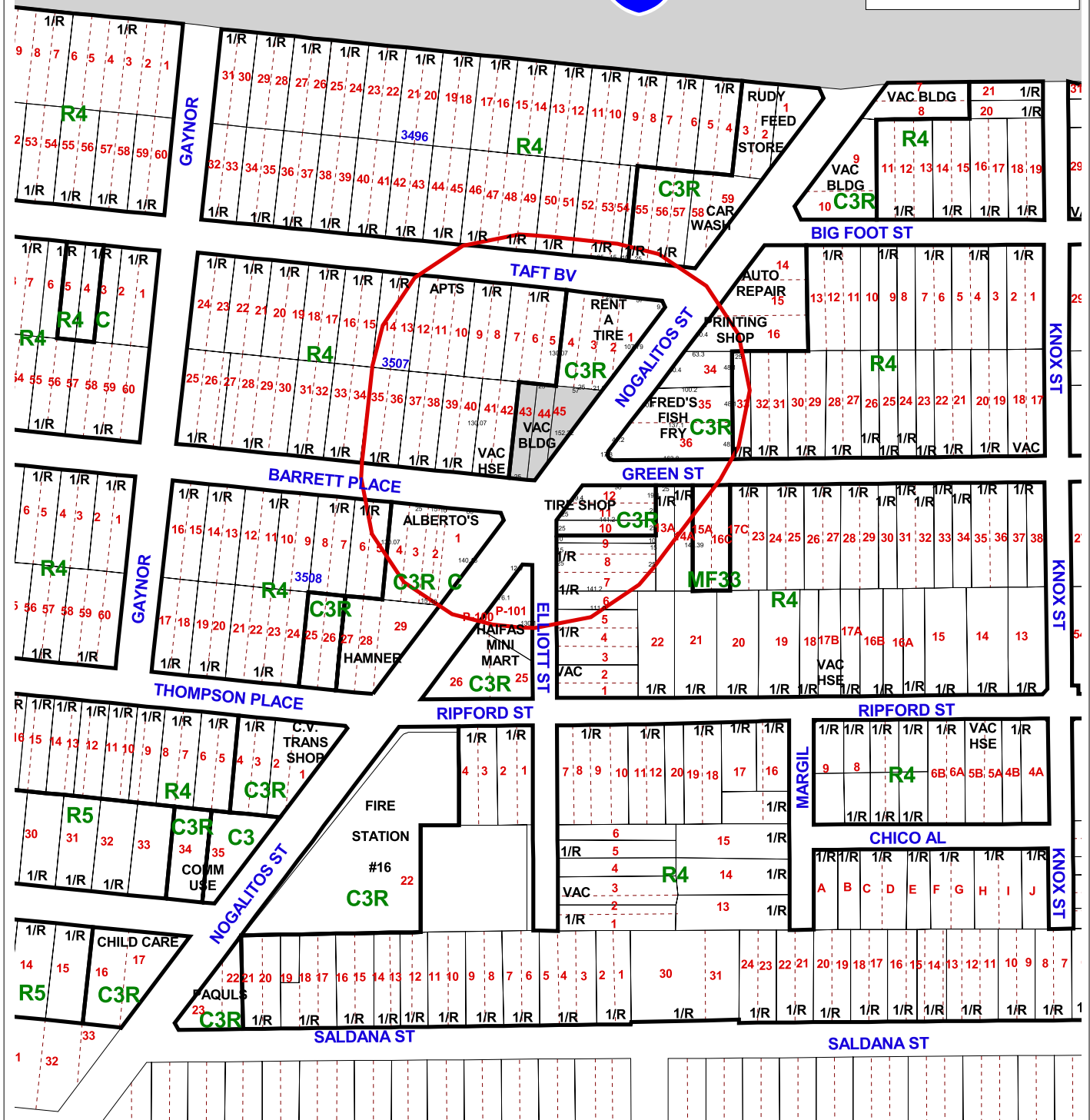
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The structure meets the architectural and cultural criteria required for historic designation. The Historic Design and Review Commission at the regularly scheduled meeting of April 17, 2002, recommended a finding of Historic Significance for the property. This request has been filed by the property owners and the Historic Preservation Officer.

FINAL

___ Notices Mailed
___ In Opposition
___ In Favor



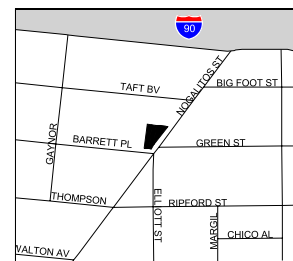
ZONING CASE: Z2002-103

City Council District NO. 5
Requested Zoning Change
From: "C3R" To: "C3R HS"
Date: JUNE 18, 2002
Scale: 1" = 200"

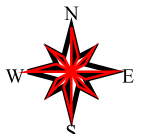
Subject Property

200' Notification

J:\dec_18_2001_1a



T-19



CASE NO: Z2002104

Date: June 18, 2002

Council: 10

Ferguson: 552 C-4

Case Manager: David Arciniega 207-5876

Applicant:

Earl & Brown, P.C.

Owner:

TIC United Corp.

Zoning Request: From "R-6" Residential Single Family District to "C-3" Commercial District.

Property: P-26, NCB 15684

11015 Perrin Beitel

Proposal: For commercial use

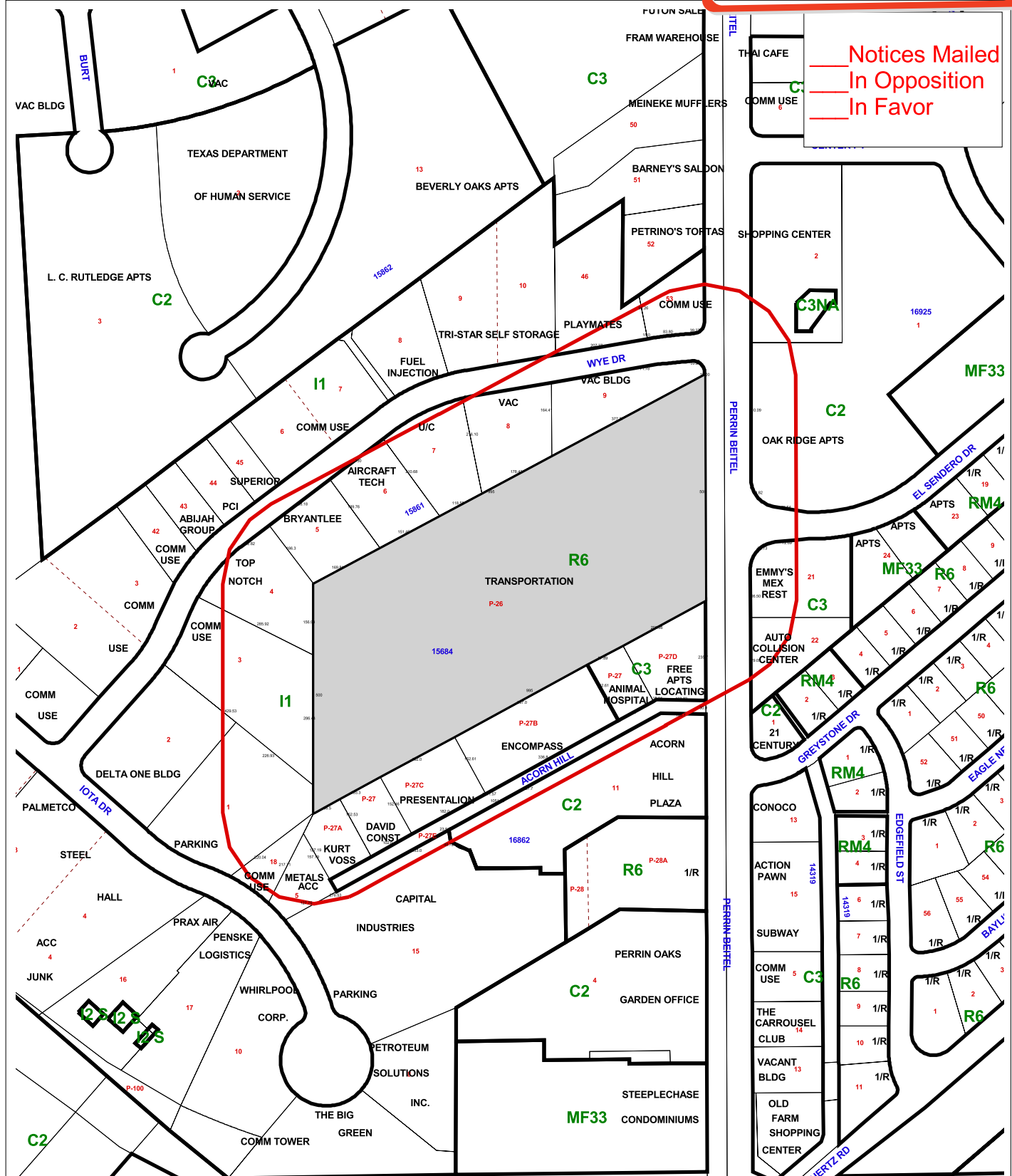
Neighborhood: None

Traffic Impact: A Level 1 TIA is required. The applicant has provided a Level 1 TIA report that satisfies the City of San Antonio's requirement and found to be acceptable for development.

Staff Recommendation:

Approval The subject property is surrounded by "I-1" and "C-3" zoning and uses, furthermore, the property fronts on Perrin Beitel, a secondary arterial on the Major Thoroughfare Plan. The proposed zoning is compatible and consistent and will not adversely affect the area.

FINAL



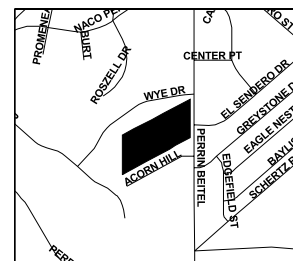
ZONING CASE: **Z2002-104**

City Council District NO. 10
Requested Zoning Change
From: "R-6" To: "C-3"
Date: JUNE 18, 2002
Scale: 1" = 300"

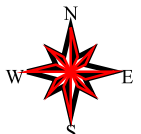
Subject Property

200' Notification

C:\JUNE_18_2002_1



T- 10



CASE NO: Z2002105

Date: June 18, 2002

Council: 6

Ferguson: 612 C3

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

Robert & Diana De La Rosa

Owner:

Robert & Diana De La Rosa

Zoning Request: From "R-6" Residential Single-Family District to "R-6 PUD" Residential Single-Family Planned Unit Development District.

Property: Lot P13, NCB 34392

10581 Potranco Rd.

Proposal: to provide a multifamily duplex sector

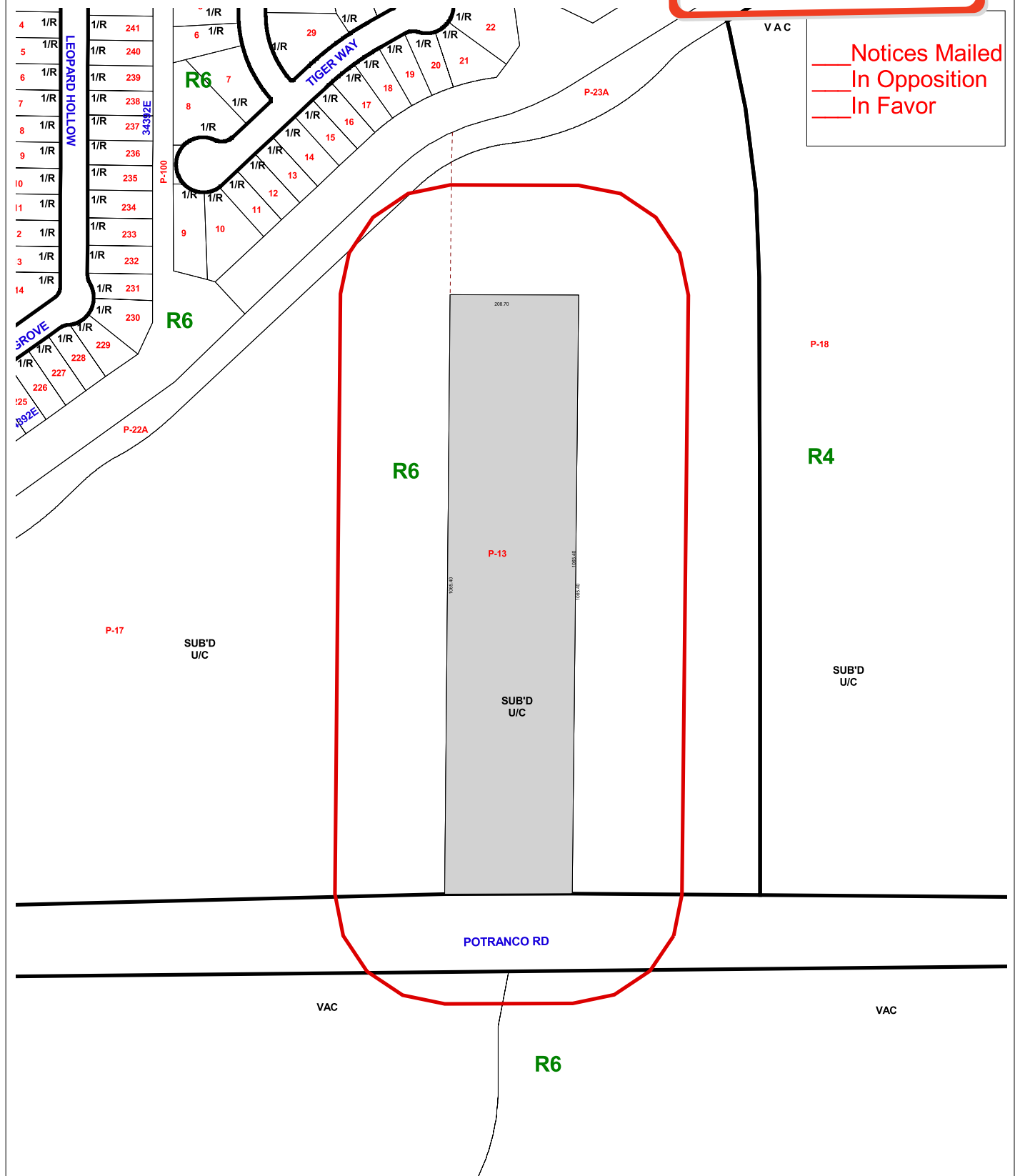
Neighborhood: None

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is a vacant 5.104 acre tract of land currently zoned "R-6". The subject property is surrounded by "R-6" zoning. "R-6" PUD would be appropriate at this location; however, the proposed development must meet the PUD requirements and require approval by the Planning Commission.

FINAL



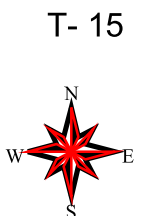
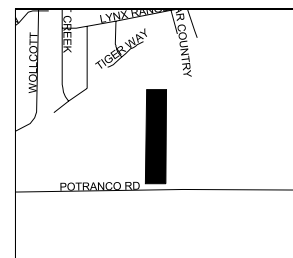
Notices Mailed
In Opposition
In Favor

ZONING CASE: Z2002-105

City Council District NO. 6
Requested Zoning Change
From: "R-6" To: "PUD"
Date: JUNE 18, 2002
Scale: 1" = 250"

Subject Property
200' Notification

C:\JUNE_18_2002



T- 15

CASE NO: Z2002106

Date: June 18, 2002
Council: 6
Ferguson: 613 E-1
Case Manager: Fred Kaiser 207-7942

Applicant:	Owner:
Kinder Partnership LTD, %Charles R. Kinder	Kinder Partnership LTD, % Charles R. Kinder

Zoning Request: From "R-6" Residential Single-Family District to "O-1" Office District.

Property: Lot 5, Block 1, NCB 18285
1914 Stedwick Dr.

Proposal: To develop property for office uses

Neighborhood: Crown Meadows Home Owners Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is not properly located for single-family residential development. The requested "O-1" zoning provides a transition between the existing "C-2" to the south and the "R-6" to the north.

CASE NO: Z2002107

Date: June 18, 2002

Council: 4

Ferguson: 612 F-3

Case Manager: David Arciniega 207-5876

Applicant:

Jerry Arredondo

Owner:

Ellthree, Inc.

Zoning Request: From "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a car wash.

Property: 1.64 acres out of P-15, NCB 15850
South on Potranco Rd., east of Dugas Dr.

Proposal: A car wash

Neighborhood: Heritage NA

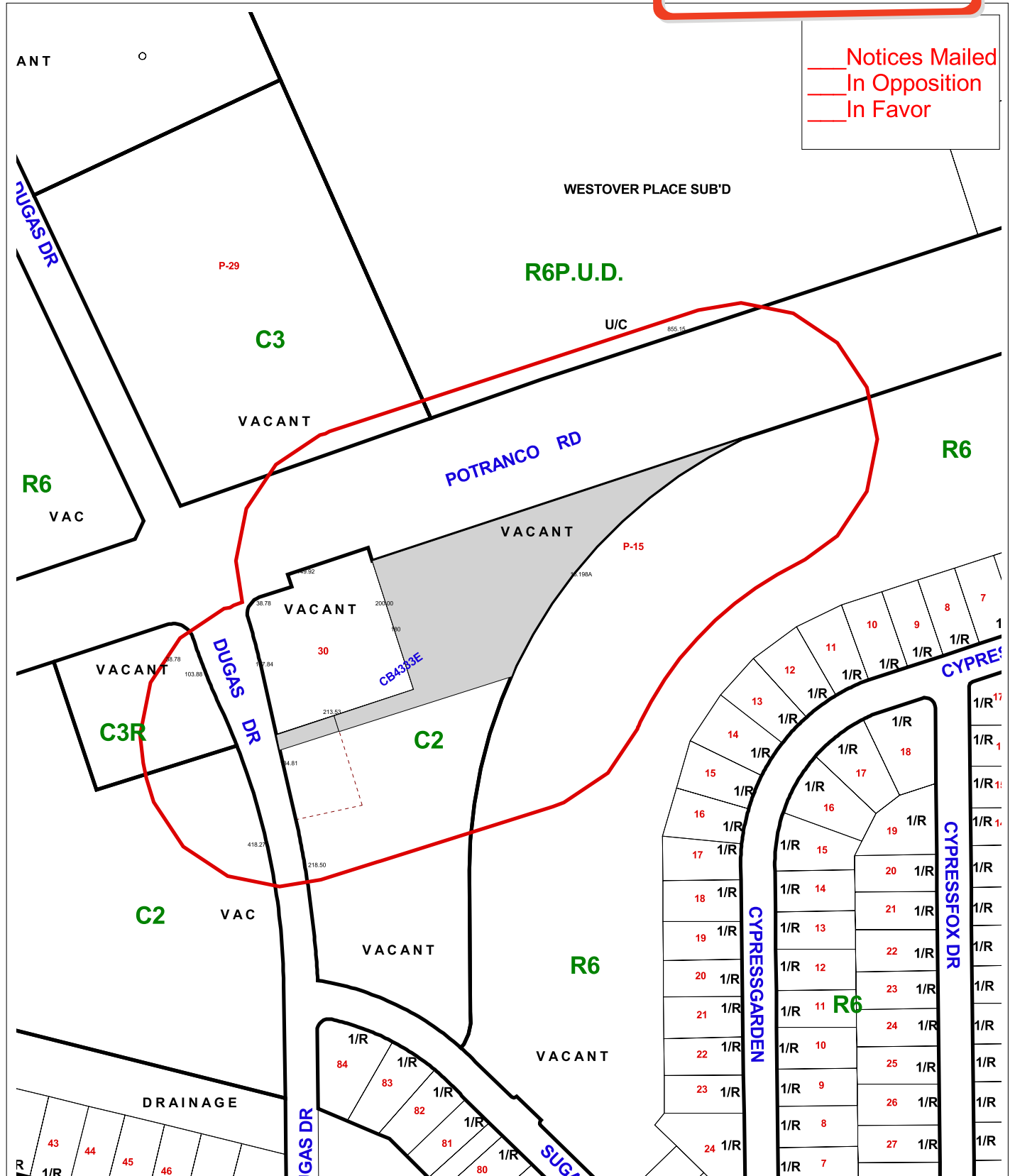
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The property is currently vacant and fronts along Potranco Road, a primary arterial on the Major Thoroughfare Plan. The property is currently zoned "C-2" Commercial District and is surrounded by commercial zoning. The request of "C-2 S" would be appropriate at this location and will not adversely affect the area.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



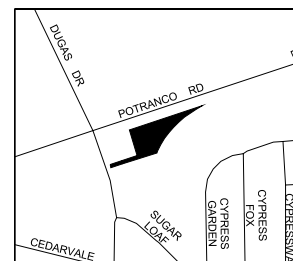
ZONING CASE: Z2002-107

City Council District NO. 6
Requested Zoning Change
From: "C-2" To: "C-2"
Date: JUNE 18, 2002
Scale: 1" = 200"

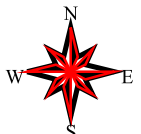
Subject Property

200' Notification

C:\JUNE_18_2002_1



T-15



CASE NO: Z2002108

Date: June 18, 2002

Council: 1

Ferguson: 582 B-8

Case Manager: Brandon Ross 207-7442

Applicant:

Jerry Arredondo

Owner:

Dean Foods/Southern Foods Group L.P. (aka
Oak Farms)- Hugo Andrade

Zoning Request: From "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcoholic Sales to "I-1 S" General Industrial District with a Specific Use Authorization for bottling and processing of milk and cream products.

Property: Lots 4, 5, 6, 13, 14, 15, 16, 17, 18, 19, 20, 21, and east 10 feet of lot 7, Block 1, NCB 3243

211, 219, & 225 Moberly and 1418 & 1424 West Summit Avenue

Between Fredericksburg Road and IH-10, north side of Moberly

Proposal: For the expansion of the adjacent dairy & ice cream plant.

Neighborhood: Los Angeles Heights Neighborhood Association; Near Northwest Community Plan

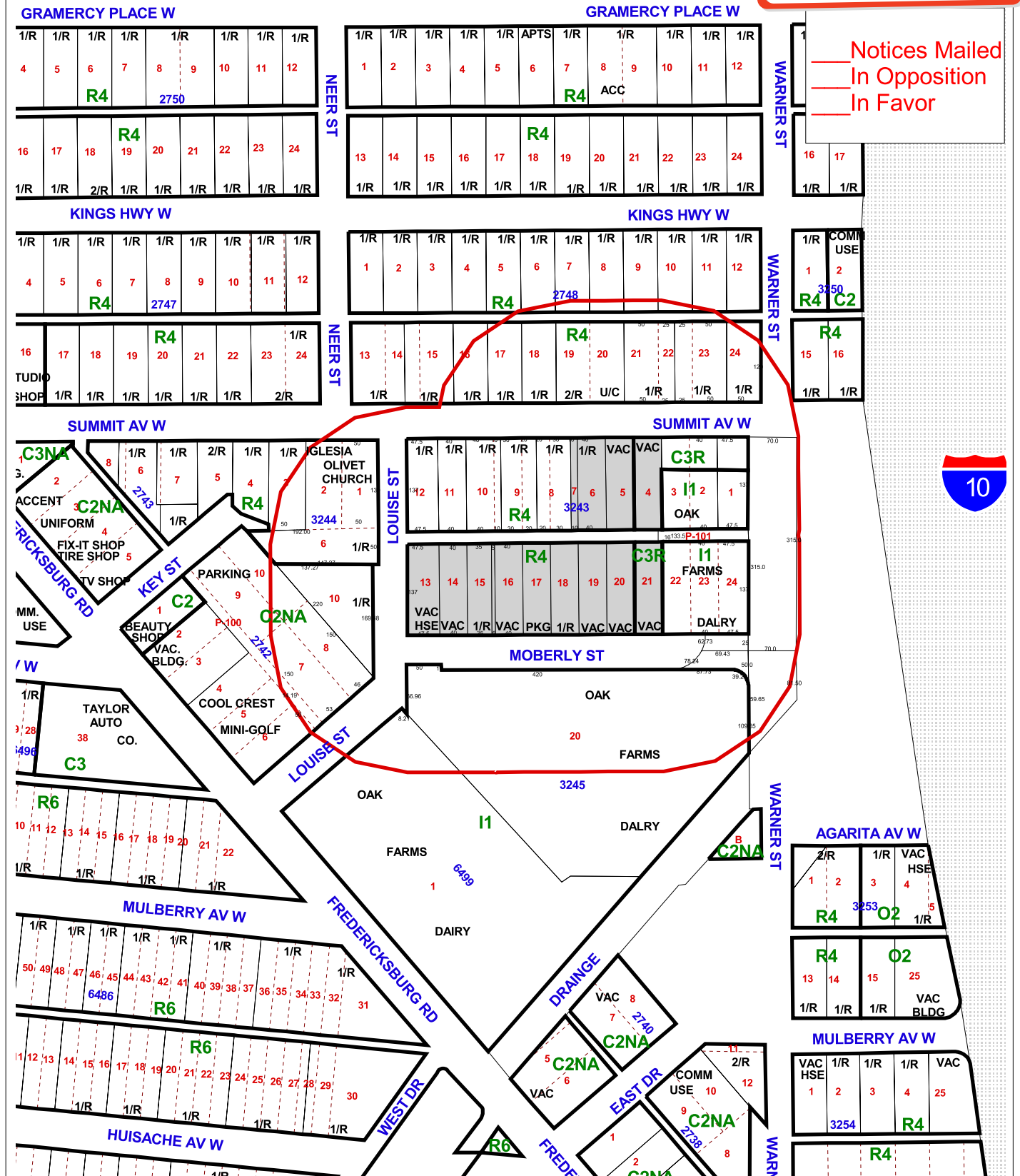
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. The Near Northwest Community Plan calls for "Urban Low-Density Residential" at this location. The proposed expansion of "I-1" General Industrial zoning is incompatible with the existing "R-4" Residential District.

FINAL

☐ Notices Mailed
☐ In Opposition
☐ In Favor



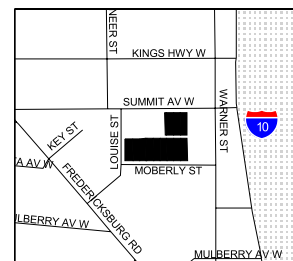
ZONING CASE: Z2002-108

City Council District NO. 1
 Requested Zoning Change
 From: "R-4,C-3R" To: "I-1 S"
 Date: JUNE 18, 2002
 Scale: 1" = 200"

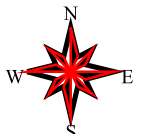
Subject Property

200' Notification

C:\JUNE 18, 2002_1



T-20



CASE NO: Z2002109

Date: June 18, 2002
Council: 8
Ferguson: 548 B2
Case Manager: Catherine Tinnemeyer 207-5889

Applicant: John Wells
Owner: John Wells

Zoning Request: From "RM-4 PUD" Residential Mixed Planned Unit Development District and "C-2" Commercial District to "RM-5" Residential Mixed District.

Property: 2 acres out of Block 133 & 134A, NCB 14862
6481 Babcock Rd.
The Northeast corner of the intersection of Babcock Road and Spring Time

Proposal: to use as residential property, including 1 Single Family Residence and 5

Neighborhood: Tanglewood Residents Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The requested zoning is compatible with the Tanglewood Ridge Neighborhood Plan. The requested zoning would be a downzoning from the existing "C-2". Surrounding zones are "R-4" and "C-2".

FINAL

